

**SPANISH WELLS UNIT TWO HOMEOWNERS' ASSOCIATION, INC.
Post Office Box 1565, Bonita Springs, FL 34133**

**NOTICE TO ASSOCIATION MEMBERS AND DIRECTORS OF
A MEETING OF THE BOARD OF DIRECTORS**

Notice is hereby given that the regular meeting of the Board of Directors of Spanish Wells Unit Two Homeowners Association, Inc. will take place on Zoom at 1:00 pm on Monday, April 5, 2021

All homeowners will be sent an invitation via email on how to attend the Zoom meeting

Invitations will be sent out 48 hours before the meeting starts! The following link will also get you to the meeting. Make sure you have the Meeting ID: 849 8476 9057 and Passcode 753400

DISTRIBUTION:

Len Biernat	John Piper
Jeff Chorba	Frank Schwartz
Don Meek	Scott Wilkins
Suzanne Newman	

Agenda of the Board Meeting

- 1. Call to Order, Quorum, Posting of Notice**
- 2. Approval of Previous Meeting Minutes**
- 3. Reports of Officers: President, Treasurer, Secretary**
- 4. Committee Reports: Nominating, ARC/Compliance, Social, SWCA**

Old Business: 1. None

New Business: 1. Developing a "Welcome Package" for new residents.

Adjournment

BY ORDER OF THE PRESIDENT

The Board meets in accordance with Roberts Rules of Order. The participants are the Board members and the meeting will follow the published agenda. Owners are asked to submit questions on topics before the meeting, and the Board will address those questions. After a motion and Board discussion on any votes, observers will be afforded 3 minutes per comment to add anything missed in discussion before vote. If time permits, the floor will be opened and observers invited to comment, within the 3-minute limit. Only agenda topics will be discussed. Other topics will be noted for future response.

This notice has been posted on the website on or before the 2nd day of March 2021 and distributed electronically by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

Notice of 4/5/2021 Board

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SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Monday, April 5, 2021 1 pm, Via Zoom at Spanish Wells Unit 2
Bonita Springs, FL 34135**

CALL TO ORDER: A quorum being present, President Meek called the meeting to order at 1:01 PM

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Scott Wilkins, (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: Suzanne Newman, Jeff Chorba. Residents: Bob Clarke and Doug Bernstein.

CONFIRMATION OF NOTICE: Notice of the meeting has been distributed in a timely manner and was posted in the customary locations.

Approval of The Minutes: Don Meek called for an approval of the minutes from the January 4, 2021 meeting. A motion was made by Scott and seconded by Suzanne. The minutes were approved unanimously.

Reports by Officers:

President's Report (Don Meek): Don reported that John Piper had resigned from the board effective March 31. Don thanked him for his service.

Treasurer's Report (Frank Schwartz): Frank reported that there are no outstanding issues. There is a cash surplus of \$27,000. He stated we are in a good financial position. The report will be filed. Report attached.

Secretary's Report: (Len Biernat): no report

Committee Reports:

Nominating Committee: Scott reported that the committee is working to fill the current vacancy.

ARC/Compliance (Frank Schwartz): Frank reported that all roofs scheduled to be cleaned have been cleaned except for those that are in legal status. There were 7 Architectural requests received and approved by Frank and Scott. Report attached.

Social (Scott Wilkins): Scott noted that the committee will probably not have any events until fall at the earliest.

SWCA (Scott Wilkins): Scott gave his overview of the Annual Meeting. (report attached). He noted that the sheriff is now giving tickets instead of warnings for any violations. The board discussed the pros and cons of speed tables.

Old Business: None

New Business: Suzanne is forming a welcome committee to meet and greet new residents of Unit 2. She will give each resident a welcome letter, map, and information about club membership. She gave each new resident an Easter flower. Several board members suggested that the welcome packet include information about the pet requirements.

Don asked for a motion to adjourn the meeting. Suzanne moved and Frank seconded the motion. The motion was approved unanimously. The meeting adjourned at 1:28 PM

The next regular meeting of the Board will be Monday May 3, at 1:00pm via Zoom

Respectfully submitted,

Len Biernat, Secretary. Spanish Wells Unit Two HOA, Inc.

Spanish Wells Unit Two HOA, INC FY 2021

Traditional Income Statement

01/01/2021 - 03/31/2021

Received March Interest Payment From Synovus
Paid SWCA Maintenance For March

Projected Cash Surplus 12/31/2021 \$27321.03

Income	Amount	Annual Budget	Variance
Bank Fees Returned	\$19.60	\$0.00	\$19.60
Estoppel Certificate Fees	\$1,600.00	\$1,500.00	\$100.00
HOA Assessments From Homeowners 2021	\$372,240.00	\$372,240.00	\$0.00
HOA Assessments From Lot Owners 2021	\$2,356.00	\$2,355.00	\$1.00
Homeowner Late Fees	\$534.56	\$500.00	\$34.56
Interest Income	\$42.43	\$550.00	-\$507.57
Summit Broadband	\$14.85	\$0.00	\$14.85
Total Income	\$376,807.44	\$377,145.00	-\$337.56
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	\$0.00	-\$450.00	-\$450.00
Bank Fees Charged	-\$44.00	\$0.00	\$44.00
CAI Membership	\$0.00	-\$310.00	-\$310.00
Debt Reduction	-\$11,197.35	-\$44,789.00	-\$33,591.65
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	\$0.00	\$61.25
Legal	\$0.00	-\$200.00	-\$200.00
Money Minder	\$0.00	-\$159.00	-\$159.00
Paperform.co	\$0.00	-\$390.00	-\$390.00
Postage and Office Supplies	-\$257.81	-\$700.00	-\$442.19
Rosier Insurance travelers Company & Surety Crime Coverage	-\$514.00	-\$550.00	-\$36.00
Summit Broadband	-\$44,495.55	-\$177,923.00	-\$133,427.45
SWCA Master Association Fees	-\$37,970.79	-\$151,883.00	-\$113,912.21
United States Liability Insurance D&O	\$0.00	-\$1,800.00	-\$1,800.00
Wix.com	\$0.00	-\$264.00	-\$264.00
Zoom	\$0.00	-\$164.00	-\$164.00
Total Expenses	-\$94,540.75	-\$379,582.00	-\$285,041.25
Net	\$282,266.69	-\$2,437.00	\$284,703.69

YTD Information

Collected all annual assessments for 2021
Received Final 2021 Assessments and Late Fees

Received Estoppels for

9895 El Greco

28389 Sombrero

28436 Sombrero

28400 Sombrero

9883 El Greco Circle

28376 Verde Lane

Paid Florida Corporate Filing Certificate

Filed 1120-H Federal Tax Return

Paid Rosier Insurance For Crime Policy

Paid Postage For Annual Meeting Announcements and Proxy Statement

Paid For Certified Letters To Homeowners That Had Not Paid Annual Assessments

Paid SWCA January Maintenance

Paid SWCA February Maintenance

Received Bank Interest From Synovus Jan Feb

**Spanish Wells Unit Two Homeowners Association, Inc.
P.O. Box 1565
Bonita Springs, Florida 34133**

March 2021 - Unit Two Architectural and Compliance Committee

9790 Treasure Cay Lane	New Driveway	Submitted and Approved
28394 Verde Lane	Landscape Request	Submitted and Approved
28514 Sombrero	New Roof	Submitted and Approved
28430 Sombrero	Repaint Home	Submitted and Approved
9920 El Greco	L Shaped Fence	Submitted and Approved
9786 Treasure Cay Lane	New Driveway	Submitted and Approved
28430 Sombrero	New Windows & Doors	Submitted and Approved

Non-Compliance Letters/Email Sent

Issue	Owner	Address	Letter/Email Sent	Status	Comments
Dirty Roof		9901 El Greco Circle	Email 1/4/2021	Pending	New Roof Being Installed
Dirty Roof		9909 El Greco Circle	Email 1/4/2021	Closed	Cleaned
Dirty Roof		28363 Sombrero	Email 1/4/2021	Closed	Cleaned
Dirty Roof		28512 Sombrero	Email 1/4/2021	Pending	Legal
Dirty Roof		28415 Sombrero		Pending	New Roof Waiting On Tile
Dirty Roof		28419 Sombrero	Email Sent	Pending	Court Date in April
Dirty Roof		28416 Sombrero	Email 1/4/2021	Pending	Ltr From Roofer Received
Dirty Roof		28514 Sombrero	USPS Letter Sent	In Process	Being Installed
Dirty Roof		9782 Treasure Cay	Email 1/4/2021	Pending	Getting New Roof
Dirty Roof		28385 Verde	Email 1/4/2021	Closed	Cleaned
Dirty Roof		28395 Verde	Email 1/4/2021	Pending	LTR Received from Lawyer

Highlights from 2021 Annual SWCA Meeting March 31, 2021

The meeting was called to order at 10:30 a.m. There were 467 proxies submitted which provided a quorum (341 were needed).

There were 457 ballots cast for the director at large position. Linda Spotz received the most votes and is the new DAL.

President Hines introduced the directors.

Pres Hines reviewed the integration of the Country Club into SWCA.

- Background: In 2017 the Spanish Wells Golf and Country Club was in receivership and the course was not in good shape. A committee was formed to evaluate options. It recommended to the SWCA board that the best solution was for the community to purchase the club. In July of 2018 a vote was held. 81% of residents voted yes, 9% voted no, 10% did not cast a vote.
- Subsequently, SWCA obtained a 15 year loan and purchased the Country Club. The result is that conditions in Spanish Wells have improved, home prices increased, and the Community's reputation has been re-established.
- Bonita Springs Golf & Country Club, on Old 41, closed several years ago and the residents hoped the city would buy and run the golf course. It didn't happen. Now, Barron Collier Companies has bought the golf course land and is planning to build either single family houses or condos on the golf course. Home prices there are depressed.
- Spanish Wells is unique in that it was able to purchase the Country Club and run the golf course as a semi-private business with the aim of supporting itself and generating profit for necessary capital improvements.
- Billy Casper Golf, now Troon Golf, was hired to run the club and has done so admirably.
- Financial results have been better than expected each year. In 2018, the first year under SWCA control, \$105K was generated as 75% of net profit and transferred to SWCA. Year 2019 was better as \$214K was transferred. The 2020 transfer of \$489K took place in March 2021.
- Initial 2021 returns showed golf revenue \$240K over budget for the 1st quarter, an increase in membership, & Food & Beverage being over budget. All very promising.
- The income SWCA earns from the Club is put into improvements and activity expansion which generates increased revenue.

Committee Reports: The following Committee Chairs presented reports for the year.

Treasurer's Report (Rich Paulhamus): SWCA reserves at the end of 2020 were \$1.5M. Golf club capital improvement projects from 2020 (that were delayed due to uncertainties caused by the Coronavirus Pandemic e.g. dining room renovations, pickle ball, & bocce courts) will be looked at for 2021 or 2022 implementation. Both SWCA and the SWG&CG are financially healthy.

Community Liaison Committee (Scott Wilkins): The CLC submitted recommendations to Troon Golf from 2 perspectives: (1) Safety and (2) Cost vs. ROI (return on investment). All safety recommendations were implemented. If you have recommendation / suggestions pass them to your HOA CLC representative.

Pumps, Lakes, Ponds, & Drainage (Hank Nyenhuis): The top 5 projects for 2021 are:

- Connecting Lake 42 in the maintenance area to Lake 22 (Left side of east 3). This will prevent flooding in the maintenance area
- Rebuild Lake 44 (the fountain lake in back of the Club House)
- Repair the weirs so that water from Las Brisas flows more efficiently into Lake 50 (south side of Alhambra where water flows out of Spanish Wells.)
- Rebuild the bank on Lake 14 (east 6)
- Fix erosion on Lake 6 (between south 8 & 9 on Verde).

Public Safety Committee (Scott Lay): Reviewed safety accomplishments: new radio system, cameras, etc. Speeding and stop sign violations continue to be a problem. LCSO has been told to stop issuing warnings and start issuing tickets. Drivers crashing into gate arms are continuing to occur. Five gate arms were damaged in the last two weeks.

Technology Committee (Scott Lay): Submit trouble calls are decreasing.

All committee reports are on the SWCA website.

A question and answer session was held. Questions arose about:

- Non golfers on the course. SWCA is continuously reminding people to stay off the course if they aren't playing golf. Someone could be seriously injured.
- Yard waste pickup not occurring on schedule: Advanced Disposal is having trouble hiring drivers. Schedule days have not been changed.
- Status of Speed Tables: Still under review.
- Put up speed signs instead of speed tables: Under review.
- Residents moving out of bounds stakes: Golf Committee will look into it.
- A resident asked to be allowed to install a wall on the lake adjacent to his property: Hank Nyenhuis will meet with him.

4/1/2021

Dear

Congratulations on your new home in Spanish Wells and Welcome. We hope you have had an opportunity during your home purchase process to learn a little bit about your new community. Spanish Wells has a master homeowner's association, Spanish Wells Community Association (SWCA), comprised of eight sub-associations, plus the Golf and Country Club. Your home is in the sub-association known as "Unit 2".

If you have not already done so, you may wish to acquaint yourself with some important community information and rules (including the "[New Resident Information Page](#)") by visiting spanishwellshoa2.com, swca.biz (username your email and password SWCA) and spanishwellsclub.com.

Each month, usually the fourth Wednesday, a Unit 2 resident gathering, Cocktails and Conversations, is hosted by a Unit 2 resident or the SW Club. Email invitations are sent well in advance with notice of the name and address of the host. THESE ARE TEMPORARILY SUSPENDED DUE TO COVID.

Although Spanish Wells Golf and Country Club is owned by SWCA, membership and management are separate from SWCA. Enclosed is a letter from the club with information about membership levels. Current management is through TROON. Note: some Club activities and events are open to all Spanish Wells residents regardless of Club membership.

As of April 1, 2021, the SWCA (Resort Management) office is moving to the lower-level office by the card room on the ground floor of the clubhouse. The phone number is 239-947-4189.

You will see a listing of your Unit 2 Board of Directors with contact information on our website. Our regular monthly meetings are the first Monday of the month at 1:00 PM in the Card Room at the Club. (This is currently on hold due to COVID and all meetings are ZOOM. Details for joining are emailed ahead of time.) As a self-governing community, we invite and encourage you to attend our meetings. In the meantime, please reach out to any of us with questions.

Sincerely,

Suzanne Newman

Board Member & Welcoming Committee

SPANISH WELLS COMMUNITY ASSOCIATION AND SW UNIT 2 IMPORTANT COMMUNITY HIGHLIGHTS

SPEED LIMIT IS 25 MPH (Enforced by the Lee County Sheriff).

Trash and recycle pickup on Friday morning (except holiday weeks). Trash can be placed at the end of your driveway after 5:00 PM on Thursday. It is easier for the garbagemen if you separate the garbage and recycling containers.

Yard waste pickup on Tuesday morning (except holiday weeks). Yard waste can be placed at the end of your driveway or lawn after 5:00 PM on Monday.

Your annual association assessment includes basic cable, internet and optional phone service, provided by Summit Broadband. To establish service, call 239-444-0400. (Note that you are a Spanish Wells resident.) Or sign up online and review options at:

Cognitoforms.com/CFLResidentialServices/SpanishWells

To sign-up for your water service: Bonita Springs Utilities, Inc. bsu.us or call 239-992-0711 or 800-583-1496

For your power: Florida Power and Light, call 800-468-8243

Checkout Lee County watering restrictions

Note: Lee County, Florida Lease Laws for Dogs

Please pickup after your pet and dispose in YOUR trash receptacle.

Note: "Vendors/Contractor Rules" generally allow access Monday – Friday, 7:00 AM to 6:00 PM and Saturdays, 7:00 AM – 4:00 PM.

Note: "Architectural and Compliance Committee Rules" regarding changes to your home.

Note: "Rules for Landlords and Tenants" if you rent your home.

Vendor and guest gate passes can be easily managed at the SWCA.biz website or by visiting the SWCA (Resort Management) office on the lower level of the clubhouse.

Traffic Overview

Subscribe

Duplicate

Mar 11 - Apr 9, 2021 Compared to: Feb 9 - Mar 10, 2021

Time period

Last 30 Days



141

Total Site Sessions ⓘ

▼ -19%

86

Unique Visitors

▼ -3%

04m 00s

Average Session Duration

▲ 2%

Traffic over Time ⓘ

